

AN ORDINANCE

101317

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY  
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED  
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY  
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE  
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of P-16, NCB 34361 from "C-3" General Commercial District to "C-2" Commercial District.

**SECTION 2.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 3.** The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 4.** This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective September 4, 2005.


**PASSED AND APPROVED** this 25<sup>th</sup> day of August, 2005.

ATTEST:

  
City Clerk

  
M A Y O R  
PHIL HARDBERGER

APPROVED AS TO FORM

  
City Attorney

# Agenda Voting Results

**Name:** Z-15

**Date:** 08/25/05

**Time:** 03:50:06 PM

**Vote Type:** Multiple selection

**Description:** Z-15. ZONING CASE #Z2005084-A (District 6): An Ordinance changing the zoning district boundary District on P-16, NCB 34361, from "C-3" General Commercial District to "C-2" Commercial District, Northwest corner of the intersection of Potranco Road and West Loop 1604 North, as requested by City of San Antonio, Applicant, for Madison Realty & Development Corporation, Owner(s). Staff has recommended approval and Zoning Commission has recommended approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

# CASE NO: Z2005084-A

## Staff and Zoning Commission Recommendation - City Council

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**Date:** August 25, 2005

**Zoning Commission Meeting Date:** July 05, 2005

**Council District:** 6

**Ferguson Map:** 612 A3

**Applicant:**

City of San Antonio

**Owner:**

Madison Realty & Development Corporation

**Zoning Request:** From "C-3" General Commercial District to "C-2" Commercial District  
P-16, NCB 34361

**Property Location:** North of the Intersection of Potranco Road and West Loop 1604 North

**Proposal:** To develop a retail shopping center.

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval.

The subject property is located at the emerging commercial node of West Loop 1604 North and Potranco Road. There are established single-family residential homes to the west of the property and a commercially zoned vacant property to the south. This case was previously heard at the April 19, 2005 Zoning Commission hearing and the May 12, 2005 City Council meeting. The original zoning request was to change from R-6 Residential Single-Family District to C-3 General Commercial District. The applicant amended the application at the Zoning Commission Hearing on April 19, 2005 to C-2 Commercial District. The property was advertised and approved for C-3 General Commercial District for the May 12, 2005 City Council Hearing. This case was initiated by the City in order to resolve this error.

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Robin Stover 207-7945

**VOTE**

<b>FOR</b>	7
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2005084 A**

**ZONING CASE NO. Z2005084 A** – July 5, 2005

Applicant: City of San Antonio

Zoning Request: "C-3" General Commercial District to "C-2" Commercial District.

City staff represented this case.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

The motion was made by Commissioner Sherrill and seconded by Commissioner Robbins to recommend approval.

1. Property is located on P-16, NCB 34361 north of the intersection of Potranco Road and West Loop 1604 North.
2. There were 6 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

**AYES: Martinez, Robbins, Rodriguez, Dutmer, Sherrill, Avila, Stribling**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

